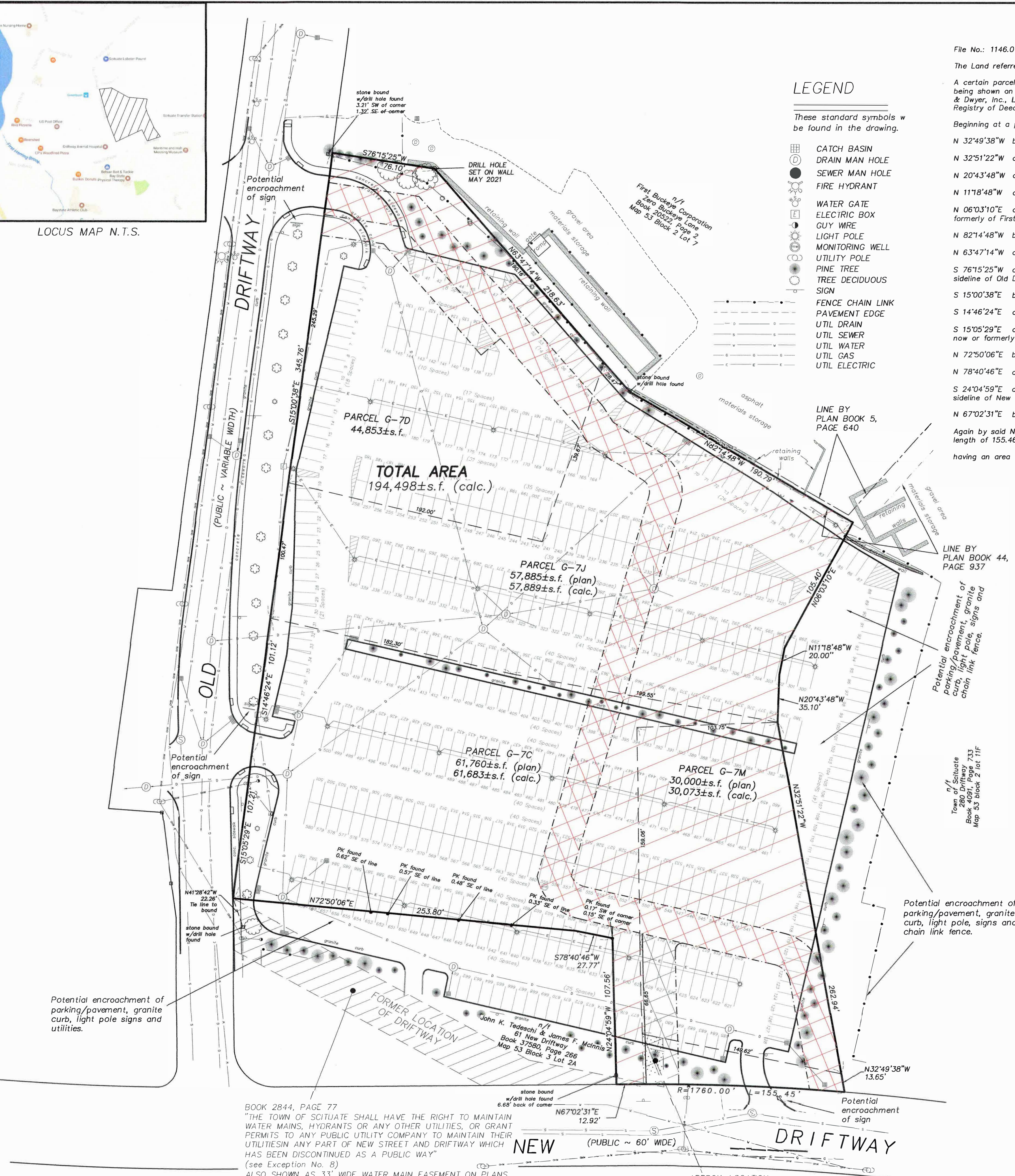


LOCUS MAP N.T.S.



BOOK 2844, PAGE 77
"THE TOWN OF SCITUATE SHALL HAVE THE RIGHT TO MAINTAIN WATER MAINS, HYDRANTS OR ANY OTHER UTILITIES, OR GRANT PERMITS TO ANY PUBLIC UTILITY COMPANY TO MAINTAIN THEIR UTILITIES IN ANY PART OF NEW STREET AND DRIFTWAY WHICH HAS BEEN DISCONTINUED AS A PUBLIC WAY"
(see Exception No. 8)
ALSO SHOWN AS 33' WIDE WATER MAIN EASEMENT ON PLANS OF RECORD
PLAN BOOK 23, PAGE 85
PLAN BOOK 45, PAGES 788 & 1112

APPROX. LOCATION
OF 15' RIGHT OF WAY
BOOK 1509, PAGE 456
(Exception No. 14)

LEGEND

These standard symbols w
be found in the drawing.

- CATCH BASIN
- DRAIN MAN HOLE
- SEWER MAN HOLE
- FIRE HYDRANT
- WATER GATE
- ELECTRIC BOX
- GUY WIRE
- LIGHT POLE
- MONITORING WELL
- UTILITY POLE
- PINE TREE
- TREE DECIDUOUS
- SIGN
- FENCE CHAIN LINK
- PAVEMENT EDGE
- UTIL DRAIN
- UTIL SEWER
- UTIL WATER
- UTIL GAS
- UTIL ELECTRIC

File No.: 1146.07.01

First American Title Insurance Company
Loan Policy of Title Insurance
Exhibit "A"

The Land referred to herein below is situated in the County of Plymouth, State of Massachusetts, and is described as follows:

A certain parcel of land on New Driftway in the Town of Scituate, Plymouth County in the Commonwealth of Massachusetts being shown on a plan entitled "Plan of Land 247 Driftway Scituate, Mass. 02066" prepared for Drew Company, Inc. by Otte & Dwyer, Inc., Land Surveyors and dated March 20, 2019, and recorded with the Plymouth County Registry of Deeds in Plan Book 63, Plan 683, and bounded and described as follows:

Beginning at a point on the Northerly sideline of New Driftway at land now or formerly of the Town of Scituate; thence
N 32°49'38"W by said Town of Scituate, thirteen and 66/100 (13.65) feet to a point; thence
N 32°51'22"W again by said Town of Scituate, two hundred sixty-two and 99/100 (262.94) feet to a point; thence
N 20°43'48"W again by said Town of Scituate, thirty-five and 10/100 (35.10) feet to a point; thence
N 11°18'48"W again by said Tow of Scituate, twenty and 00/100 (20.00) feet to a point; thence
N 06°03'10"E again by said Town of Scituate, one hundred five and 40/100 (105.40) feet to a point at land now or formerly of First Buckeye Corporation; thence
N 82°14'48"W by said First Buckeye Corporation, one hundred ninety and 79/100 (190.79) feet to a point; thence
N 63°47'14"W again by said First Buckeye Corporation, two hundred eighteen and 63/100 (218.63) feet to a point; thence
S 76°15'25"W again by said First Buckeye Corporation, seventy-six and 10/100 (76.10) feet to a point on the Easterly sideline of Old Driftway; thence
S 15°00'38"E by said Easterly sideline of Old Driftway, three hundred forty-five and 76/100 (345.76) feet to a point; thence
S 14°46'24"E again by said Easterly sideline of Old Driftway, one hundred one and 12/100 (101.12) feet to a point; thence
S 15°05'29"E again by said Easterly sideline of Old Driftway, one hundred seven and 21/100 (107.21) feet to a point at land now or formerly of John K. Tedeschi and James F. McInnis; thence
N 72°50'06"E by said Tedeschi and McInnis, two hundred fifty-three and 80/100 (253.80) feet to a point; thence
N 78°40'46"E again by said Tedeschi and McInnis, twenty-seven and 66/100 (27.77) feet to a point; thence
S 24°04'59"E again by said Tedeschi and McInnis, one hundred seven and 66/100 (107.56) feet to a point on the Northerly sideline of New Driftway; thence
N 67°02'31"E by said Northerly sideline of New Driftway, twelve and 92/100 (12.92) feet to a point; thence
Again by said Northerly sideline of New Driftway, on a curve turning to the right having a radius of 1760.00 feet with an arc length of 155.46 feet, with a chord bearing of N 69°34'21"E, and a chord length of 155.41' to the point of beginning, having an area of 194,498 square feet according to said plan.

GENERAL UTILITY NOTE.

The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Otte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.

GENERAL NOTES

OWNER OF RECORD: The Residences at Driftway Place, LLC c/o Drew Company, Inc. 2 Seaport Ln 9th Flr, Boston, MA 02210

DEED REFERENCE: BOOK 51323, PAGE 242
PLAN REFERENCE: PLAN BOOK 63, PAGE 683
TAX MAP REFERENCE: MAP 53 BLOCK 2 LOTS 10

The Parcel shown on this survey lies within a Zone "X", as described on the Flood Insurance Rate Map No. 25023C0136K, dated November 4, 2016, in which the property is located.

To The Residences at Driftway Place LLC, Rockland Trust Company, its successors and/or assigns and to First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 9, 13, 14, 16, 17 & 20 of Table A thereof. The field work was completed on December 19, 2018 and updated on May 10, 2021.

Name David A. Dwyer Jr., PLS
Licensed Land Surveyor No. 46707
ddwyer@ottedwyer.com

EXCEPTIONS

Exceptions, as numbered in Loan Policy of Title Insurance, File No.1146.07.01 issued by First American Title Insurance Company.

With regard to exceptions 1-9. Our certification is limited to only matters observed on the ground or of record.

No. 10. Taking by the Plymouth County Commissioners for the relocation of Old Driftway and New Driftway (Decree Nos.1251 and 1252), including Easements, dated July 6, 1959, recorded in Book 2844, Page 76. (See also a. Plan Book CTW, Pages 58 and 59; and b. Plan Book 45, Page 1112). The current northerly sideline of New Driftway is as laid out by said County Commissioners. Also see former location of Driftway as shown on this survey.
No. 11. Scenic and Recreational River Protection Order for the North River by Commonwealth of Massachusetts Department of Environmental Management, dated February 22, 1979, recorded in Book 4639, Page 278. (Not a survey matter)
No. 12. MA Endangered Species Act Conservation and Management Permit by Commonwealth of Massachusetts Division of Fisheries and Wildlife, dated December 3, 2004, recorded in Book 29704, Page 132, as amended by Instrument dated April 28, 2006, recorded in Book 32700, Page 349. (Not a survey matter)
No. 13. Order of Conditions by Commonwealth of Massachusetts Department of Environmental Protection, dated March 8, 2004, recorded in Book 29957, Page 124. (Not a survey matter).
No. 14. 15' Right of Way reserved in deed of Neil MacKay et ux to Boston Sand & Gravel Company, dated June 30, 1926, recorded in Book 1509, Page 456. See approximate location of 15' Right of Way, as shown on this survey.
No. 15. Terms and provisions of that certain Deed of Massachusetts Bay Transportation Authority dated June 28, 2019, and recorded in Book 51323, Page 242. Not a survey matter.
No. 16. Easement Agreement by and between The Residences at Driftway Place, LLC, and Massachusetts Bay Transportation Authority dated June 28, 2019, and recorded in Book 51323, Page 250. See also Easement Plan of Land dated June 24, 2019, and recorded in Plan Book 63, Plan 684. See Parking Easement Area and Access Easement Area as shown on this survey.
No. 17. Terms and provisions of "Special Permit-Mixed Use in the Village Overlay District, 247 Driftway", dated August 13, 2019, and recorded in Book 52136, Page 225. Not a survey matter.

ALTA/NSPS LAND TITLE SURVEY
247 DRIFTWAY
SCITUATE, MASS. 02066

PREPARED FOR

THE RESIDENCES AT
DRIFTWAY PLACE LLC

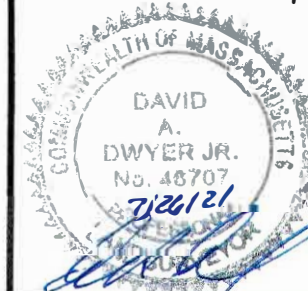
BY

OTTE & DWYER, INC.

LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=40' JUNE 21, 2019
Revised: 7-26-2021 to reflect current Loan Policy and update to current owner of record.



0' 40' 80' 120'
SCALE

This map or plat is not valid without the seal and signature of the responsible surveyor.